

Taylor&Co

LAND, NEW HOMES & BESPOKE PROPERTIES

**Land off Hayway,
Rushden, Northamptonshire**



Land off Hayway, Rushden, Northamptonshire

Land at Hayway, Rushden with outline planning permission granted for the construction of up to 72 new dwellings including 35% affordable. Planning permission is granted in outline form subject to the signing of a Section 106 agreement.

Offers are invited for the freehold interest unconditionally based on a guide price of £5M.

A summary of surveys and reports are available by request.

Site Description

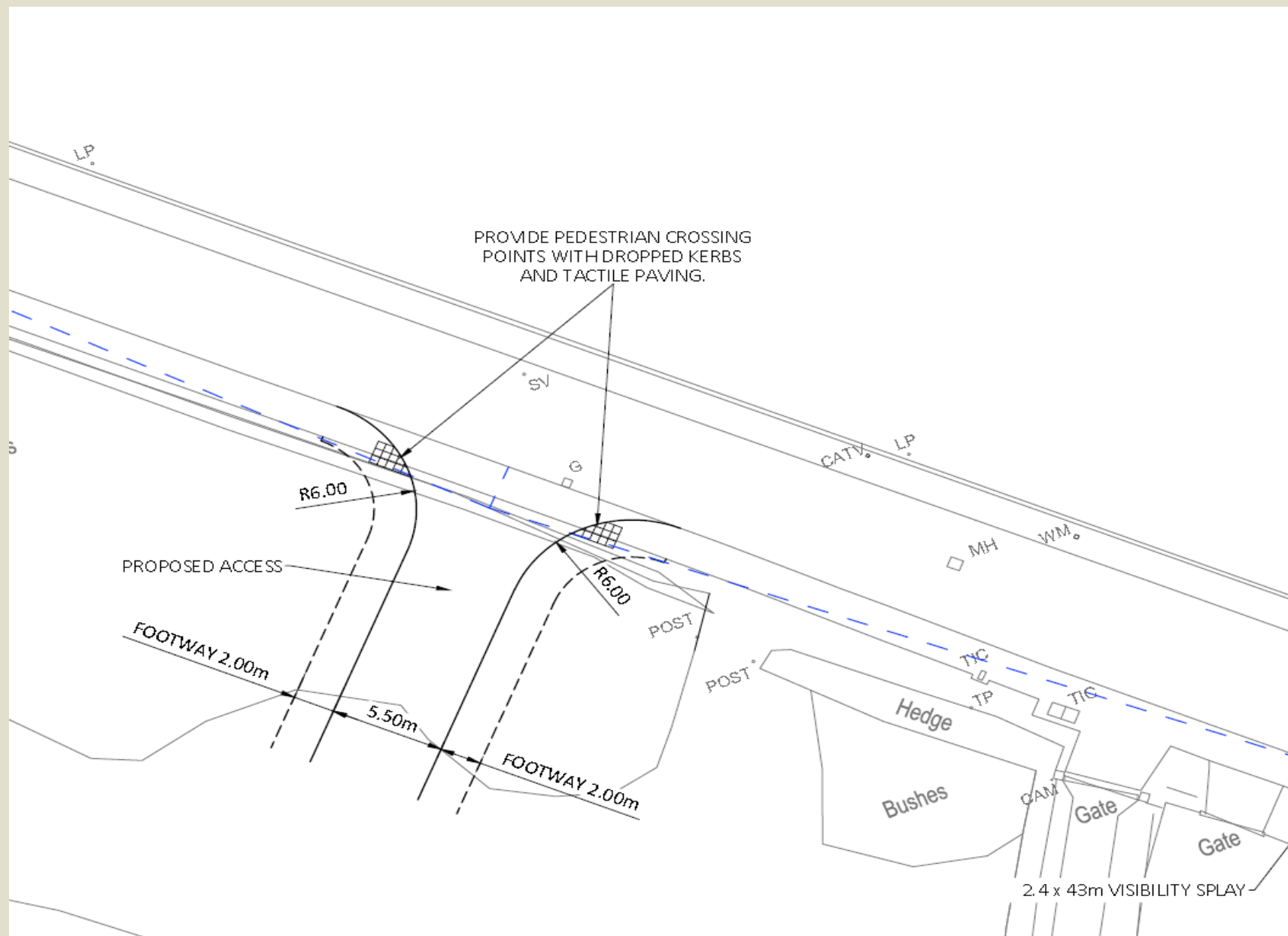
The site is located on the southern side of Northampton Road and on the western side of Hayway, on the northwestern side of the Growth Town of Rushden. The site is of irregular shape and measures approximately 5.5 hectares in area. A former quarry, the site is heavily wooded in part and varied in terms of land levels, particularly in the section closest to Hayway and Northampton Road. A single dwelling is located on the site and is accessed along Hayway.

A large section of the site wraps around the residential development to the west (land east of Brindley Close). The site is also neighboured to the east by residential development along Batsmans Drive. To the south are playing fields associated with Rushden Academy. To the immediate west is a commercial unit on Brindley Close. Beyond this are additional employment uses, two supermarkets, a pub and beyond this, the A45 and Rushden Lakes.

The site is located predominantly in Flood Zone 1 with the exception of a small section of the site which runs along the southern boundary is located in Flood Zones 2 and 3. The site is not within a Conservation Area and is not within close proximity to any heritage assets. A number of trees located on the site are afforded statutory protection by way of a Tree Preservation Order.

Guide Price - £5m





Local Authority – North Northamptonshire Council

Tenure - Freehold

Viewing - Strictly by appointment only.

Agent - Glenn Taylor – 01234 391099

Joint agents with Berrys of Kettering.

Guide Price - £5m

VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

Important Notice

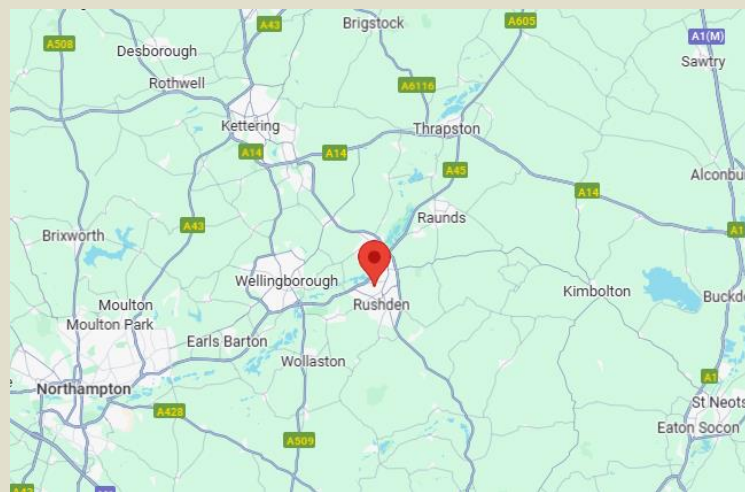
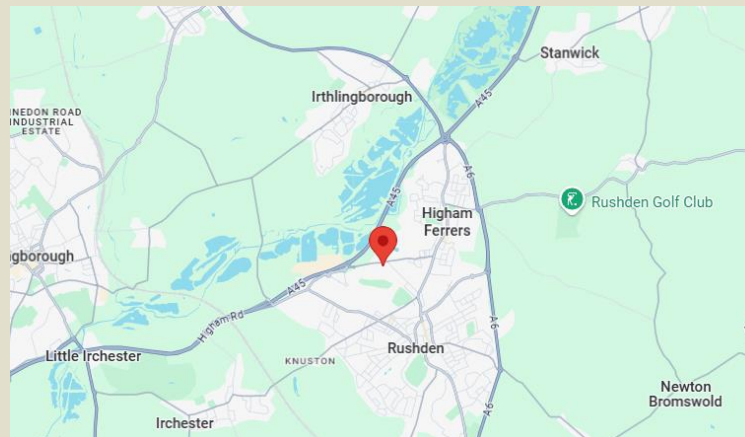
The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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